Contra Costa County  
Aviation Advisory Committee  
Meeting Agenda  
500 Eagle Ct., Byron  
Thursday, October 9, 2014, 10:00 a.m.

The Aviation Advisory Committee will provide reasonable accommodations for persons with disabilities who plan to attend its scheduled meetings. Call the Director of Airports Office at (844) 359-8687 at least 24 hours in advance.

Any disclosable public records related to this meeting are available for public inspection at the Director of Airports Office, 550 Sally Ride Drive, Concord, during normal business hours.

1. Roll Call
2. Opening Comments by Chair
3. Public Comment Period
4. Approval of Minutes (July and August 2014)
5. Consider Consent Items
   b. Relevant Board Actions
   c. Development Project Matrix (No Current or Ongoing Projects)
6. Presentations/Special Reports – Aviation Advisory Committee Tenant Recognition Award
7. Discussion/Action Items
   a. Items Pulled from Consent
   b. Byron Area Aerobatic Box Noise Complaints
   c. Byron General Plan Land Uses (Discussion/Update)
   d. Economic Development Working Group Update
   e. Fiscal Year 2013/14, 100% Budget Review
8. Updates and Announcements
   a. Airport Committee Update
   b. What is Happening at Buchanan Field & Byron Airports/Other Airports
   c. Airport Land Use Commission (ALUC) Update
   d. AAC Announcements
   e. Airport Staff Announcements
9. Future Agenda Items
10. Adjourn

Next AAC Meeting (Tentative): November 13, 2014 at 10:00 am
Next Airport Committee Meeting (Tentative): December 1, 2014 at 1:00 pm
CONTRA COSTA COUNTY
AVIATION ADVISORY COMMITTEE
MINUTES OF MEETING
August 14, 2014

MEETING CALLED: Chair Mike Bruno called the meeting to order at 10:03 am at the
Director of Airport's Office.

PRESENT: Roger Bass, District II
Mike Bruno, Chair, CCC Airports Business Association
Keith McMahon, City of Concord
Rudi Raab, District I
Russell Roe, District V
Tom Weber, Vice Chair, District IV

ABSENT: DeWitt Hodge, Member at Large
Derek Mims, City of Pleasant Hill
Janet Kaiser, Diablo Valley College
Ed Young, Secretary, At-Large 1
Ronald Reagan, District III

STAFF: Keith Freitas, Director of Airports
Beth Lee, Assistant Director of Airports

OPENING COMMENTS
BY CHAIR: None

PUBLIC COMMENT
PERIOD: None

APPROVAL OF
MINUTES: Moved by Tom Weber; seconded by Rudi Raab. Approved
unanimously. Yes: Roger Bass, Mike Bruno, Keith McMahon,
Rudi Raab, Russell Roe, and Tom Weber. No: None. Abstained:
None. Absent: Janet Kaiser, DeWitt Hodge, Ronald Reagan, Derek
Mims and Ed Young.

APPROVAL OF
CONSENT ITEMS: Moved by Tom Weber; seconded by Russ Roe. (Noise item was
removed for discussion at this meeting.) Approved unanimously.
Yes: Roger Bass, Mike Bruno, Keith McMahon, Rudi Raab,
Absent: Janet Kaiser, DeWitt Hodge, Ronald Reagan, Derek Mims
and Ed Young.
DISCUSSION/ACTION ITEMS:

a. **Items Pulled from Consent**
   None

b. **Airport Noise Report**
   A member of the Aviation Advisory Committee (AAC) requested this matter be placed on
   the agenda to discuss an aircraft operation which he considered to be a noise issue and
   maybe unsafe. The member stated that the operation was not neighbor-friendly, safe
   and legal. There have not been any noise reports/complaints generated by the active
   pilot.
   - It was questioned the jurisdiction the AAC has over the activity when no noise
     complaints were being generated.
       o If the tower authorizes the activity/approach then they do not have a concern.
       o Safety falls to the Federal Aviation Administration (FAA) and Flight Standards
         District Office (FSDO), and does not fall to this committee for action.
       o Safety always comes first and the arbitrator is FAA.
   - There was concern that the pilot was violating the abatement ordinance and it
     was questioned why the FAA was not enforcing the ordinance.
     o Noise ordinance gives parameters and preferences to follow.
     o The pilot is extremely active and tower knows his path is a tighter pattern to
       help with noise abatement.
     o The pilot is abiding from a “spirit of ordinance” perspective.
     o The FAA would call Airport’s staff and FSDO staff if they had a safety
       concern.
     o Individuals can also call FSDO if they have a concern about safety.
     o Noise ordinance enforced by the County.
       ▪ Ordinance contains some clear requirements and other items are
         recommendations.
     o First priority is to fly safely and second is to abide by noise ordinance
       recommendations.
       ▪ From a pilot’s perspective, as long as the tower approves what you are
         asking they will let the pilot know they are not okay with it.
   - The pilot in question is very respectful of the community. He has stated that if he
     generates a noise complaint he will adjust his pattern.
   - There was agreement that safety is everyone’s issue but some disagreement as
     to whether what the pilot was operating in an unsafe manner.
   - The consensus was that this was normal flight training.

The concerned committee member commented that he was still concerned with the
safety aspect of the pilot’s flight operation and indicated that he may take the
complaint/concern to FSDO.

- Keith Freitas expressed concern about making an airport environment of pilot
  confronting another pilot; safety concerns should be forwarded to FSDO as that is
  their jurisdiction.
c. **Byron General Plan Land Uses**  
Distributed land use memo to committee from last AAC Meeting.

**Updates:**
- Department of Conservation and Development (DCD) staff retired but is back on a temporary, part time basis and will initiate the process (replacement personnel has not been identified as yet)
- Issue is on the upcoming Airport Committee agenda
- Per discussions with DCD staff yesterday; the list of the aviation and aviation-related activities is acceptable.

Item will be placed on next AAC agenda for further discussion.

d. **Economic Development Working Group Update**
- The first meeting was held and the next meeting is scheduled for next week.
- It has been an interesting process; good learning experience for all participants.
- Program details will be brought back to the AAC as they are developed.

Keith Freitas stated that the most interesting thing is there appears to be a lingering sentiment of Byron being developed so that Buchanan Field can be closed. This explains why it has been difficult to attract new development or investment.

e. **Buchanan Airport Sign**  
Keith Freitas gave a brief update.
- Met with business entities at the beginning of the year and there was an interest in improving presence by putting up signage.
- An interest poll was performed on four sign concepts and the preference was the two designs provided by Arrow Sign Company.

f. **Buchanan Field General Aviation Terminal**  
Keith Freitas reported all airport debt has been retired and the Airport is now looking forward to what larger improvements to the airfield and facilities should be made.
- One option would be a general aviation terminal building/flex space at Buchanan.
  - It could include the Airport Administration office; initial intent is flexible space not to compete with the Fixed Base Operators (FBO's), or other Airport businesses, but, rather, to complement their activities.
- Also looking at new hangar building complex at Byron; again with flexible space to allow for hangar tenant to FBO.

Item will be brought back at a future AAC meeting.

**UPDATES/ANNOUNCEMENTS**

a. **Airport Committee Update**  
None - next meeting is scheduled for September 11, 2014 at 10:30 am at the Byron Airport.
b. **What is happening at Buchanan Field & Byron Airports/Other Airports**
   Pacific States Aviation is adding 30 student pilots at the end of the year which will bring them up to a total of 75 students.

c. **Airport Land Use Commission (ALUC) Update**
   None – no meetings have been held.

d. **AAC Announcements**
   - No September Meeting
   - Tenant Recognition award will be presented at the October Meeting.
   - October Meeting will be held at Byron Airport

e. **Airport Staff Announcements**
   None

**FUTURE AGENDA ITEMS**
- Byron General Plan Amendment and zoning code
- Buchanan Field General Aviation Terminal

**ADJOURNMENT:** The meeting was adjourned by the Chair at 11:12 am.
MEETING CALLED:  Chair Mike Bruno called the meeting to order at 10:00 am at the Director of Airport's Office.

PRESENT:  
Mike Bruno, Chair, CCC Airports Business Association  
DeWitt Hodge, Member at Large  
Keith McMahon, City of Concord  
Rudi Raab, District I  
Ronald Reagan, District III  
Russell Roe, District V  
Tom Weber, Vice Chair, District IV

ABSENT:  
Roger Bass, District II  
Derek Mims, City of Pleasant Hill  
Janet Kaiser, Diablo Valley College  
Ed Young, Secretary, At-Large I

STAFF:  
Beth Lee, Assistant Director of Airports  
Natalie Olesen, Airport Office Assistant

OPENING COMMENTS BY CHAIR:  
None

PUBLIC COMMENT PERIOD:  
Duane Allen commented that the discussion of aerobatics should be discussed at Buchanan Field since some of the pilots may be based here. Mike Bruno responded that the current issues with aerobatics are coming from the Brentwood area. The AAC wants members of those communities to be able to attend; the AAC is also trying to find an aerobatic pilot who would be willing to attend the meeting.

APPROVAL OF MINUTES:  

PRESENTATION/SPECIAL REPORTS – None

DISCUSSION/ACTION ITEMS:

a. **Items Pulled from Consent - Noise Statistics**
   Russ Roe commented that at a previous meeting it was noted that noise complaints are increasing with the increase of operations.
   - It is important for pilots to remember to fly friendly as much as possible.
   - Community friendly flight paths and Noise Abatement Program need to be discussed.

   Item will be added to next agenda for discussion.

b. **Byron General Plan Uses**
   Beth Lee reported this was a follow-up from the last meeting. A list of current, proposed Buchanan Field uses and Minimum Standards uses were reviewed.
   - Goal is to make the uses comparable with those at Buchanan Field.
   - Make uses more general (rather than tied to a type) and process to be more flexible.
   - General Plan and zoning should be designed to be flexible to accommodate changes by the FAA that would cause the Minimum Standards to be updated.
   - Uses to support and facilitate a Foreign Trade Zone were discussed and added.
   - A memo will be sent to the Department of Conservation and Development that includes the additional items that were discussed; a copy of the memo will be provided at a future meeting.


c. **Economic Development Working Group Update**
   Beth Lee reported the first meeting will be held on Thursday, July 17 at 9:00 am.
   - Working towards a more creative incentive program to encourage existing tenants to stay and attract new pilots/businesses to move to the Airports.
   - The new program elements should be complete by the end of 2014.

d. **AAC Tenant Recognition Program Nominations**
   - Ronald Reagan nominated the Patriot Jet Team Foundation for their education outreach.
• Tom Weber felt the nomination information for Reach was not a strong enough to be supported this year. He also suggested nominating both emergency response companies in the following year.


UPDATES/ANNOUNCEMENTS

a. **Airport Committee Update**
   None – next meeting tentatively scheduled for September 11, 2014 at 10:30 am.

b. **What is happening at Buchanan Field & Byron Airports/Other Airports**
   Beth Lee reported that grant paperwork was being filed for the following:
   o Buchanan Field - Taxiway Echo repair and maintenance
   o Byron Airport – Pavement enhancements
   • Airport staff is looking at other projects which will be discussed with the AAC at a future meeting.

   Ronald Reagan reported the Patriot Jet Team Foundation is holding a fundraising auction and dinner.

c. **Update from Airport Business Association**
   None

d. **Airport Land Use Commission (ALUC) Update**
   Tom Weber reported the next meeting is scheduled for August

   Beth Lee announced Russ Roe was appointed to the ALUC

e. **AAC Announcements**
   • Next AAC Meeting - August 14, 2014
   • No September meeting
   • October Meeting will be held at Byron Airport

f. **Airport Staff Announcements**
   None

FUTURE AGENDA ITEMS
• Byron General Plan Amendment and zoning code – Update
• Noise friendly traffic patterns and Noise Abatement Program
• Airport Projects

**ADJOURNMENT:** The meeting was adjourned by the Chair at 11:19 am.
# Noise Abatement Statistics

## July 2014

<table>
<thead>
<tr>
<th>Location</th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD</th>
<th>YTD</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL NUMBER OF COMPLAINTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concord</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Pleasant Hill</td>
<td>8</td>
<td>8</td>
<td>0</td>
<td>24</td>
<td>5</td>
</tr>
<tr>
<td>Pacheco</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>11</td>
<td>5</td>
</tr>
<tr>
<td>Martinez</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>6</td>
<td>7</td>
</tr>
<tr>
<td>Byron</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>8</td>
<td>10</td>
</tr>
<tr>
<td>Subtotal</td>
<td>11</td>
<td>11</td>
<td>8</td>
<td>54</td>
<td>37</td>
</tr>
<tr>
<td>Special Events</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Total Number of Complaints</td>
<td>11</td>
<td>11</td>
<td>8</td>
<td>55</td>
<td>38</td>
</tr>
</tbody>
</table>

## Complaints Associated With

<table>
<thead>
<tr>
<th>Location</th>
<th># of Callers</th>
<th>Complaints</th>
<th>YTD</th>
<th>YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buchanan Field Airport</td>
<td>10</td>
<td>5</td>
<td>43</td>
<td>27</td>
</tr>
<tr>
<td>Byron Airport</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Law Enforcement/Lifeguard Lights</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Non-associated</td>
<td>0</td>
<td>3</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

## Time of Incident

<table>
<thead>
<tr>
<th>Time of Day</th>
<th># of Callers</th>
<th>Complaints</th>
<th>YTD</th>
<th>YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day (0700 - 1700)</td>
<td>10</td>
<td>3</td>
<td>43</td>
<td>20</td>
</tr>
<tr>
<td>Evening (1700 - 2200)</td>
<td>1</td>
<td>0</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Night (2200 - 0700)</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>All Times</td>
<td>0</td>
<td>3</td>
<td>5</td>
<td>8</td>
</tr>
</tbody>
</table>

## Type of Complaint

<table>
<thead>
<tr>
<th>Type of Complaint</th>
<th># of Callers</th>
<th>Complaints</th>
<th>YTD</th>
<th>YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise</td>
<td>4</td>
<td>2</td>
<td>21</td>
<td>12</td>
</tr>
<tr>
<td>Low Flying</td>
<td>2</td>
<td>3</td>
<td>6</td>
<td>10</td>
</tr>
<tr>
<td>Noise and Low Flying</td>
<td>3</td>
<td>2</td>
<td>15</td>
<td>12</td>
</tr>
<tr>
<td>Too Many Aircraft</td>
<td>1</td>
<td>2</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
<td>0</td>
<td>7</td>
<td>1</td>
</tr>
</tbody>
</table>

## Type of Aircraft

<table>
<thead>
<tr>
<th>Type of Aircraft</th>
<th># of Callers</th>
<th>Complaints</th>
<th>YTD</th>
<th>YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jet</td>
<td>1</td>
<td>0</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Propeller</td>
<td>7</td>
<td>0</td>
<td>31</td>
<td>13</td>
</tr>
<tr>
<td>Helicopter</td>
<td>1</td>
<td>4</td>
<td>8</td>
<td>9</td>
</tr>
<tr>
<td>All Types</td>
<td>1</td>
<td>2</td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td>Unknown</td>
<td>0</td>
<td>1</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>COMPLAINTS PER 11,000 OPERATIONS</td>
<td>12</td>
<td>13</td>
<td>13</td>
<td>10</td>
</tr>
<tr>
<td>COMPLAINTS PER 11,000 OPERATIONS - BUCHANAN ONLY</td>
<td>11</td>
<td>8</td>
<td>10</td>
<td>7</td>
</tr>
</tbody>
</table>

Feb - 2 complaints - Aerobatics over residential area
2 complaints - Pleasant Hill Residence off end of Runway near DVC
2 complaints - News Helicopters
Mar - 1 Complaint P38E helicopter
Apr - 1 complaint - Aerobatics over residential area
2 complaints - from two individuals at same residence in Pacheco
May - 1 complaint News Helicopter
1 - complaint - training operations after 10:30 pm
## Contra Costa County Airports
### Monthly Operations Report

### July 2014

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AIRCRAFT OPERATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Operations</td>
<td>9,707</td>
<td>8,264</td>
<td>58,398</td>
<td>49,347</td>
<td>18%</td>
</tr>
<tr>
<td>Local Operations</td>
<td>5,428</td>
<td>4,025</td>
<td>30,959</td>
<td>22,832</td>
<td>36%</td>
</tr>
<tr>
<td>Itinerant Operations</td>
<td>3,378</td>
<td>3,458</td>
<td>21,477</td>
<td>20,786</td>
<td>3%</td>
</tr>
<tr>
<td>Total Instrument Ops</td>
<td>606</td>
<td>527</td>
<td>4,484</td>
<td>4,078</td>
<td>10%</td>
</tr>
<tr>
<td><strong>FUEL FLOWAGE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100 LL Octane</td>
<td>20,969</td>
<td>21,058</td>
<td>133,455</td>
<td>128,043</td>
<td>4%</td>
</tr>
<tr>
<td>Jet Fuel</td>
<td>50,846</td>
<td>51,446</td>
<td>368,641</td>
<td>370,715</td>
<td>-1%</td>
</tr>
<tr>
<td>Total</td>
<td>71,815</td>
<td>72,504</td>
<td>502,096</td>
<td>498,758</td>
<td>1%</td>
</tr>
<tr>
<td><strong>BYRON INFORMATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Byron Fuel</td>
<td>3,450</td>
<td>1,968</td>
<td>21,801</td>
<td>21,116</td>
<td>3%</td>
</tr>
<tr>
<td><strong>SKYDIVERS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Flights</td>
<td>178</td>
<td>149</td>
<td>927</td>
<td>918</td>
<td>1%</td>
</tr>
<tr>
<td>Experienced Jumps</td>
<td>1,238</td>
<td>1,720</td>
<td>8,024</td>
<td>10,280</td>
<td>-22%</td>
</tr>
<tr>
<td>First Time Jumps</td>
<td>392</td>
<td>260</td>
<td>1,568</td>
<td>1,237</td>
<td>27%</td>
</tr>
<tr>
<td>Student Jumps</td>
<td>47</td>
<td>54</td>
<td>232</td>
<td>298</td>
<td>-22%</td>
</tr>
</tbody>
</table>
# Noise Abatement Statistics

## August 2014

<table>
<thead>
<tr>
<th></th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD 2014</th>
<th>YTD 2013</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL NUMBER OF COMPLAINTS</strong></td>
<td>7</td>
<td>8</td>
<td>10</td>
<td>12</td>
<td>37%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION OF COMPLAINTS</th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD 2014</th>
<th>YTD 2013</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concord</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>5</td>
<td>-64%</td>
</tr>
<tr>
<td>Pleasant Hill</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>27</td>
<td>9</td>
</tr>
<tr>
<td>Pacheco</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>14</td>
<td>5</td>
</tr>
<tr>
<td>Martinez</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>Byron</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>9</td>
<td>10</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>7</td>
<td>8</td>
<td>8</td>
<td>62</td>
<td>45</td>
</tr>
<tr>
<td><strong>Total Number of Complaints</strong></td>
<td>7</td>
<td>8</td>
<td>8</td>
<td>63</td>
<td>46</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPLAINTS ASSOCIATED WITH</th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD 2014</th>
<th>YTD 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buchanan Field Airport</td>
<td>7</td>
<td>7</td>
<td>50</td>
<td>34</td>
</tr>
<tr>
<td>Byron Airport</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Law Enforcement/Lifeguard Lights</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Non-associated</td>
<td>1</td>
<td>1</td>
<td>11</td>
<td>11</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TIME OF INCIDENT</th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD 2014</th>
<th>YTD 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Day (0700-1700)</td>
<td>5</td>
<td>5</td>
<td>48</td>
<td>25</td>
</tr>
<tr>
<td>Evening (1700-2200)</td>
<td>3</td>
<td>1</td>
<td>8</td>
<td>5</td>
</tr>
<tr>
<td>Night (2200-0700)</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>All Times</td>
<td>0</td>
<td>1</td>
<td>5</td>
<td>9</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TYPE OF COMPLAINT</th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD 2014</th>
<th>YTD 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise</td>
<td>5</td>
<td>4</td>
<td>26</td>
<td>16</td>
</tr>
<tr>
<td>Low Flying</td>
<td>2</td>
<td>3</td>
<td>8</td>
<td>13</td>
</tr>
<tr>
<td>Noise and Low Flying</td>
<td>1</td>
<td>1</td>
<td>16</td>
<td>13</td>
</tr>
<tr>
<td>Too Many Aircraft</td>
<td>0</td>
<td>0</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TYPE OF AIRCRAFT</th>
<th># Of Callers</th>
<th>Complaints</th>
<th>YTD 2014</th>
<th>YTD 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jet</td>
<td>2</td>
<td>4</td>
<td>8</td>
<td>10</td>
</tr>
<tr>
<td>Propeller</td>
<td>6</td>
<td>3</td>
<td>37</td>
<td>16</td>
</tr>
<tr>
<td>Helicopter</td>
<td>0</td>
<td>1</td>
<td>8</td>
<td>10</td>
</tr>
<tr>
<td>All Types</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td>Unknown</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

| TOTAL AIRCRAFT OPERATIONS | 12,124 | 8,951 | 70,522 | 58,298 | 21% |
| COMPLAINTS PER 11,000 OPERATIONS - BUCHANAN ONLY | 7 | 12 | 13 | 10 | 23% |
| COMPLAINTS PER 11,000 OPERATIONS | 6 | 10 | 10 | 8 | 32% |

Feb - 2 complaints - Aerobatics over residential area
2 complaints - Pleasant Hill Residence off end of Runway near DVC
2 complaints - News Helicopters
Mar - 1 Complaint PG&E helicopter
Apr - 1 complaint - Aerobatics over residential area
2 complaints - from two individuals at same residence in Pacheco
May - 1 complaint News Helicopter
1 - complaint - training operations after 10:00 pm
Aug - 1 complaint Alamo
# Contra Costa County Airports
## Monthly Operations Report

### August 2014

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AIRCRAFT OPERATIONS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Operations</td>
<td>12,124</td>
<td>8,951</td>
<td>70,522</td>
<td>58,298</td>
<td>21%</td>
</tr>
<tr>
<td>Local Operations</td>
<td>7,340</td>
<td>4,652</td>
<td>38,299</td>
<td>27,484</td>
<td>39%</td>
</tr>
<tr>
<td>Itinerant Operations</td>
<td>3,802</td>
<td>3,411</td>
<td>25,279</td>
<td>24,197</td>
<td>4%</td>
</tr>
<tr>
<td>Total Instrument Ops</td>
<td>662</td>
<td>617</td>
<td>5,146</td>
<td>4,695</td>
<td>10%</td>
</tr>
<tr>
<td><strong>FUEL FLOWAGE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100 LL Octane</td>
<td>22,203</td>
<td>24,985</td>
<td>155,658</td>
<td>153,028</td>
<td>2%</td>
</tr>
<tr>
<td>Jet Fuel</td>
<td>63,843</td>
<td>55,672</td>
<td>432,484</td>
<td>426,387</td>
<td>1%</td>
</tr>
<tr>
<td>Total</td>
<td>86,046</td>
<td>80,657</td>
<td>588,142</td>
<td>579,415</td>
<td>2%</td>
</tr>
<tr>
<td><strong>BYRON INFORMATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Byron Fuel</td>
<td>4,415</td>
<td>3,195</td>
<td>26,216</td>
<td>24,311</td>
<td>8%</td>
</tr>
<tr>
<td><strong>SKYDIVERS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Flights</td>
<td>228</td>
<td>183</td>
<td>1,155</td>
<td>1,101</td>
<td>5%</td>
</tr>
<tr>
<td>Experienced Jumps</td>
<td>1,839</td>
<td>1,617</td>
<td>9,863</td>
<td>11,897</td>
<td>-17%</td>
</tr>
<tr>
<td>First Time Jumps</td>
<td>526</td>
<td>350</td>
<td>2,094</td>
<td>1,587</td>
<td>32%</td>
</tr>
<tr>
<td>Student Jumps</td>
<td>47</td>
<td>43</td>
<td>279</td>
<td>341</td>
<td>-18%</td>
</tr>
</tbody>
</table>
Contra Costa County
Board of Supervisors
APPROVED Board Orders
Relating to County Airports

The following certified Board Orders are attached:

August 5, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Guy Cole for a T-hangar at Buchanan Field Airport effective July 18, 2014 in the monthly amount of $383.74.

September 9, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Ronald Franklin, effective July 25, 2014 in the monthly amount of $383.74. (100% Airport Enterprise Fund).

September 9, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Richard Conti, effective July 1, 2014, in the monthly amount of $383.74. (100% Airport Enterprise Fund).

September 9, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Streamline Foam, Inc., effective July 1, 2014, in the monthly amount of $383.74. (100% Airport Enterprise Fund).

September 9, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Matthew Epperson, for a shade hangar at Buchanan Field Airport effective September 1, 2014, in the monthly amount of $172.41. (100% Airport Enterprise Fund).

September 9, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Jeff Retherford, effective August 23, 2014, in the monthly amount of $383.74. (100% Airport Enterprise Fund).

September 16, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Alliance Partners, LLC, effective September 1, 2014, in the monthly amount of $383.74. (100% Airport Enterprise Fund).

September 16, 2014
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Jordan Rose, for a shade hangar at Buchanan Field Airport effective September 5, 2014, in the monthly amount of $172.41. (100% Airport Enterprise Fund).
To: Board of Supervisors  
From: Keith Freitas, Airports Director  
Date: August 5, 2014  

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.  

RECOMMENDATION(S):  
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Guy Cole for a T-hangar at Buchanan Field Airport effective July 18, 2014 in the monthly amount of $383.74, Pacheco area.  

FISCAL IMPACT:  
The Airport Enterprise Fund will realize $4,604.88 annually.  

BACKGROUND:  
On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.  

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.  

On February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar  

☐ APPROVE  ☐ OTHER  
☐ RECOMMENDATION OF CNTY ADMINISTRATOR  ☐ RECOMMENDATION OF BOARD COMMITTEE  

Action of Board On: 08/05/2014 ☑ APPROVED AS RECOMMENDED ☐ OTHER  

Clerks Notes:  

VOTE OF SUPERVISORS  

AYES 5  NOES 0  
ABSENT 0  ABSTAIN 0  
RECUSE 0  

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.  

ATTESTED: August 5, 2014  
David J. Twa, County Administrator and Clerk of the Board of Supervisors  

Contact: Beth Lee, (844) 359-8687  
By: Stacey M. Boyd, Deputy  

ee:
BACKGROUND: (CONT'D)
Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
A negative action will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
To: Board of Supervisors  
From: Keith Freitas, Airports Director  
Date: September 9, 2014  

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S):
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Ronald Franklin, effective July 25, 2014 in the monthly amount of $383.74, Pacheco area.

FISCAL IMPACT:
The Airport Enterprise Fund will realize $4,604.88 annually.

BACKGROUND:
On July 1, 1984, Buchanan East Hangar Company entered into a 15-year lease with Contra Costa County for the construction of a row of four (4) aircraft hangars at Buchanan Field Airport. On October 11, 1989 the lease was amended extending the term to 20-years, ending on June 30, 2004. On October 1, 1996, a Second Amendment to Lease was approved extending the term of the least to 30 years, ending June 30, 2014. Buchanan East Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On July 1, 2014, the County obtained ownership of the aircraft hangars, pursuant to the terms of the above

☐ APPROVE  ☑ RECOMMENDATION OF CNTY ADMINISTRATOR  ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/09/2014 ☑ APPROVED AS RECOMMENDED  ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Karen Mitchell, District IV Supervisor  
Federal D. Glover, District V Supervisor

☑ ABSENT: Mary N. Piepho, District III Supervisor

☐ Contact: Beth Lee, (844) 359-8687

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 9, 2014

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie L. Mello, Deputy
BACKGROUND: (CONT'D)
lease. The tenant at the time the County obtained ownership of the hangar has vacated and the new tenant is entering into a hangar rental agreement with the County for the vacant hangar. The new amended T-hangar Lease Agreement, which was approved by the Contra Costa County Board of Supervisors on February 3, 2008, will be used to enter into this aircraft hangar rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
This will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
To: Board of Supervisors  
From: Keith Freitas, Airports Director  
Date: September 9, 2014  

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S):  
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Richard Conti, effective July 1, 2014, in the monthly amount of $383.74, Pacheco area.

FISCAL IMPACT:  
The Airport Enterprise Fund will realize $4,604.88 annually.

BACKGROUND:  
On July 1, 1984, Buchanan East Hangar Company entered into a 15-year lease with Contra Costa County for the construction of a row of four (4) aircraft hangars at Buchanan Field Airport. On October 11, 1989 the lease was amended extending the term to 20-years, ending on June 30, 2004. On October 1, 1996, a Second Amendment to Lease was approved extending the term of the least to 30 years, ending June 30, 2014. Buchanan East Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On July 1, 2014, the County obtained ownership of the aircraft hangars, pursuant to the terms of the above
BACKGROUND: (CONT'D)

lease. Airport staff is now moving forward in executing a new hangar rental which will allow the existing tenant to remain a tenant with Contra Costa County as the landlord. The Board approved aircraft rental agreement form entitled “Contra Costa County Buchanan Field Airport T-Hangar and Shade Hangar Rental Agreement,” will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
This will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
To: Board of Supervisors  
From: Keith Freitas, Airports Director  
Date: September 9, 2014  

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S):  
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Streamline Foam, Inc., effective July 1, 2014, in the monthly amount of $383.74, Pacheco area.

FISCAL IMPACT:  
The Airport Enterprise Fund will realize $4,604.88 annually.

BACKGROUND:  
On July 1, 1984, Buchanan East Hangar Company entered into a 15-year lease with Contra Costa County for the construction of a row of four (4) aircraft hangars at Buchanan Field Airport. On October 11, 1989 the lease was amended extending the term to 20-years, ending on June 30, 2004. On October 1, 1996, a Second Amendment to Lease was approved extending the term of the least to 30 years, ending June 30, 2014. Buchanan East Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On July 1, 2014, the County obtained ownership of the aircraft hangars, pursuant to the terms of the above

☑ APPROVE  
☑ RECOMMENDATION OF CNTY ADMINISTRATOR  
☐ OTHER  
☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/09/2014 ☑ APPROVED AS RECOMMENDED  
☐ OTHER

Clerks Notes:  

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Karen Mitchell, District IV Supervisor  
Federal D. Glover, District V Supervisor  

ABSENT: Mary N. Pino, District III Supervisor  

Contact: Beth Lee, (844) 359-8687

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 9, 2014

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie L. Mello, Deputy
BACKGROUND: (CONT'D)

lease. Airport staff is now moving forward in executing a new hangar rental which will allow the existing tenant to remain a tenant with Contra Costa County as the landlord. The Board approved aircraft rental agreement form entitled “Contra Costa County Buchanan Field Airport T-Hangar and Shade Hangar Rental Agreement,” will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:

This will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:

Not Applicable

ATTACHMENTS

Hangar Rental Agreement
To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: September 9, 2014

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S):
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Matthew Epperson, for a shade hangar at Buchanan Field Airport effective September 1, 2014, in the monthly amount of $172.41, Pacheco area.

FISCAL IMPACT:
The Airport Enterprise Fund will realize $2,068.92 annually.

BACKGROUND:
On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On

☑ APPROVE
☑ RECOMMENDATION OF CNTY ADMINISTRATOR
☐ OTHER
☑ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/09/2014 ☑ APPROVED AS RECOMMENDED
☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
      Candace Andersen, District II Supervisor
      Karen Mitchoff, District IV Supervisor
      Federal D. Glover, District V Supervisor

ABSENT: Mary N. Pioepfo, District III Supervisor

Contact: Beth Lee, (844) 359-8687

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 9, 2014

By: Stephanie L. Mello, Deputy

David J. Twa, County Administrator and Clerk of the Board of Supervisors
BACKGROUND: (CONT'D)
February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
A negative action will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: September 9, 2014
Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S): APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Jeff Retherford, effective August 23, 2014, in the monthly amount of $383.74, Pacheco area.

FISCAL IMPACT: The Airport Enterprise Fund will realize $4,604.88 annually.

BACKGROUND: On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar

☐ APPROVE ☐ OTHER
☐ RECOMMENDATION OF CNTY ADMINISTRATOR ☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/09/2014 ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

ABSENT: Mary N. Fiszbo, District III Supervisor

Contact: Beth Lee, (844) 359-8687

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 9, 2014

By: Stephanie L. Mello, Deputy
BACKGROUND: (CONT'D)
Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
This will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
To: Board of Supervisors  
From: Keith Freitas, Airports Director  
Date: September 16, 2014  

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S):  
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement for a T-hangar at Buchanan Field Airport with Alliance Partners, LLC, effective September 1, 2014, in the monthly amount of $383.74, Pacheco area.

FISCAL IMPACT:  
The Airport Enterprise Fund will realize $4,604.88 annually.

BACKGROUND:  
On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar

☐ APPROVE  
☐ RECOMMENDATION OF CNTY ADMINISTRATOR  
☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/16/2014 ☑ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 16, 2014  
David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (844)359-8687
BACKGROUND: (CONT'D)
Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
This will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
To: Board of Supervisors  
From: Keith Freitas, Airports Director  
Date: September 16, 2014  

Subject: APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a hangar rental agreement with Buchanan Field Airport Hangar tenant.

RECOMMENDATION(S):  
APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a month-to-month hangar rental agreement with Jordan Rose, for a shade hangar at Buchanan Field Airport effective September 5, 2014, in the monthly amount of $172.41, Pacheco area.

FISCAL IMPACT:  
The Airport Enterprise Fund will realize $2,068.92 annually.

BACKGROUND:  
On September 1, 1970, Buchanan Airport Hangar Company entered into a 30-year lease with Contra Costa County for the construction of seventy-five (75) hangars and eighteen (18) aircraft shelters at Buchanan Field Airport. Buchanan Airport Hangar Company was responsible for the maintenance and property management of the property during that 30-year period.

On September 1, 2000, the County obtained ownership of the aircraft hangars and shelters, pursuant to the terms of the above lease.

On

☐ APPROVE  
☐ RECOMMENDATION OF CNTY ADMINISTRATOR  
☐ OTHER  
☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 09/16/2014 ☑ APPROVED AS RECOMMENDED   ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Karen Mitchoff, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: September 16, 2014

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Beth Lee, (844) 359-8687

cc:
BACKGROUND: (CONT'D)

February 13, 2007, Contra Costa County Board of Supervisors approved the new Large Hangar Lease Agreement for use with the larger East Ramp Hangars.

On February 3, 2008, Contra Costa County Board of Supervisors approved the amended T-Hangar Lease Agreement which removed the Aircraft Physical Damage Insurance requirement. The new amended T-hangar Lease Agreement will be used to enter into this aircraft rental agreement.

CONSEQUENCE OF NEGATIVE ACTION:
A negative action will cause a loss of revenue to the Airport Enterprise Fund.

CHILDREN'S IMPACT STATEMENT:
Not Applicable

ATTACHMENTS
Hangar Rental Agreement
CONTRA COSTA COUNTY
Public Works Department-Airports Division

DATE: July 22, 2014

TO: Patrick Roche,
    Principal Planner

FROM: Beth Lee,
     Assistant Director of Airports

SUBJECT: General Plan and Zoning Amendment Comments, Byron Airport

As a follow up to your presentation on June 12, 2014, Airport staff scheduled the Byron Airport General Plan land uses on the July 10, 2014, Aviation Advisory Committee meeting agenda. This memorandum details the combined Airports staff and AAC objectives and provides the requested comments, thoughts and suggestions on the draft “Recommended Scope, Zoning Text Amendment Study, Byron Airport P-1 Planned Unit District” relative to land uses which should be permitted and those which should be subject to a land use permit or development plan.

The overall objectives of the comments and suggestions are to:

- Amend the General Plan and zoning to allow for a comparable range of land uses to that of Buchanan Field Airport; despite differing zoning designations
- Equally position each airport to economically flourish and achieve full build-out of their respective Master Plan
- Best ensure that the land uses are consistent with the adopted Buchanan Field Airport and Byron Airport Minimum Standards, Development, Facility Use & Lease Policies (Minimum Standards) and provides optimum flexibility to accommodate future changes
- Provide maximum future opportunities while minimizing the need to undertake future General Plan or zoning amendments as infrastructure and/or other circumstances change (to address concern of time delay and cost will destroy a future opportunity)
- Provide a diverse range of land uses that would be compatible with and support the establishment of a Foreign Trade Zone designation
- Set the parameters to facilitate aviation and aviation-related growth rather than hinder Byron Airport’s future prospects
- Be as comprehensive as possible since a land use that is not listed, it is not permitted
- Provide the flexibility necessary to permit an aeronautical use that is not listed but is recognized and required by FAA grant assurances

Comments, Thoughts and Suggestions:

- Mirror the land use policies in the General Plan for Buchanan Field for the Byron Airport (3-91 through 3-100 with text changed to reflect the different airport) to provide broad context and define aviation uses (such as FBO and auxiliary/executive)
• Require transportation improvements and utility service to support land use (allows for desired, compatible use to be considered without future planning process if the supporting infrastructure conditions exist)
• To best analyze the environmental effects of aviation-related uses, we suggest a maximum development limit be implemented (comparable to the approach for the Business Park and Commercial uses at Buchanan Field Airport)
• Reference conformity of uses with the adopted Airport Master Plan and Minimum Standards documents (allowing for land use consistency as the Minimum Standards change)
• The list of permitted aviation uses, without limitation to type of entity (such as FBO), unless noted otherwise, should include the following:

  ➤ T-Hangars (Rental, Leasing and Ownership)
  ➤ Corporate and Executive Hangars (Rental, Leasing and Ownership)
  ➤ Commercial Aircraft Hangars
  ➤ Flight Schools
  ➤ Skydiving
  ➤ Aircraft Sales
  ➤ Aircraft Maintenance, Repair and Servicing
  ➤ Sale of Aviation Fuel, Oil, and Petroleum Products
  ➤ Aircraft Tie-Downs
  ➤ Aircraft Parking
  ➤ Sale of Aircraft Parts
  ➤ Specialized Maintenance (avionics, upholstery, propeller, helicopters, aircraft components, aircraft accessories, specific aircraft engines, aircraft detailing, specific pilot supplies, and the like)
  ➤ Agricultural Aviation and Crop Dusting
  ➤ Aircraft Rental and Leasing
  ➤ Aircraft Management
  ➤ Air Cargo and Related Services/Activities
  ➤ Air Taxi
  ➤ Air Charter
  ➤ Commercial Aircraft Operations and Services
  ➤ Line Maintenance
  ➤ Aerial Sightseeing
  ➤ Aerial Advertising
  ➤ Aerial Photography
  ➤ Aerial Surveying
  ➤ Air Ambulance, Medical Flight Services, and Humanitarian/Charity Flying Program
  ➤ Air Support for Fire and Law Enforcement
  ➤ Air Rescue
  ➤ Pilot Supply Sales
  ➤ Aviation or Flying Clubs
  ➤ Civic Air Patrol
  ➤ Aerial Power Line and Pipeline Patrol
  ➤ Aircraft Washing
  ➤ Ancillary Aircraft Ground Services
  ➤ Flight Instruction and Training
  ➤ Flight Support
  ➤ Unmanned Aerial Systems Fleet Monitoring Activities and Services
  ➤ Lobby and Lounge Space
Aerial Fire Fighting and Fire Patrol
Weather and flight planning services
Airport Administrative Offices
General Aviation Terminal
Restaurant/Related Concessions/Catering/Vending Facilities (FBO or Publicly Owned or Operated Facilities only for consistency with Buchanan Field)
Control Tower and Equipment
Navigational Antennas and Equipment
Meteorological Equipment
Restrooms
Hotel and Automobile Rental Reservations
Rental Car Office and Facilities
Automobile and Rental Automobile Parking (short or long-term)
Meeting Space and Business Center
Pilots Lounge/Public Use Areas
Flight Simulators
A wide variety of ground services including, but not limited to, Aircraft Towing, Baggage Handling, Power Starts, Air Starts, Lavatory Services, Potable Water, Aircraft Cleaning, Cabin Supplies, and other related services not listed
Any other type of aeronautical activity or service not listed but is recognized and permissible by the FAA
Office Space for Aviation and Aviation-Related Business
Courtesy Customer Transportation to Nearby Destinations
Aviation Educational Programs (private, public or non-profit)
Aviation Museum that minimally: (1) is operated by a governmental or non-profit entity that has tax exempt status under the Internal Revenue Code; (2) is open to the general public with established visiting hours of at least five days per week, eight hours per day; (3) has displays of aircraft, aviation exhibits, and/or aviation artifacts that depict the history of and/or provide educational opportunities related to aviation; and (4) has 55% of the display aircraft available for daily viewing
Any other related items, services, and types of customer services to promote public convenience and necessity not listed (to provide consistency with the Minimum Standards)

- The list of permitted aviation-related uses should include (prerequisites: requiring utilities to serve and a land use permit or development plan process):

  Industrial/Business Park
  Commercial
  Recreational
  Public and Semi Public

In general, the desired compatible land uses for the broad categories above are:
  → aircraft manufacturing and research
  → assembly
  → light industry
  → manufacturing (not aviation related)
  → processing and packaging
  → production and fabricating
  → storage
  → research laboratories
  → research and development
→ product development and testing
→ warehouse
→ distribution
→ self-storage
→ building materials sales, storage and service
→ business support services
→ maintenance and services
→ office (business, administration/executive, professional, medical/dental, and multi-tenant)
→ repair service
→ retail sales and businesses
→ personal services
→ conference and convention facility
→ meeting facility (public or private)
→ automobile/vehicle and equipment sales, repair/service, storage and facilities
→ parking facility
→ commercial recreation
→ sports and recreational facility
→ recycling facilities
→ trade schools or vocational training
→ agriculture production, storage, and sales
→ food and beverage establishments, sales and services
→ banks and financial institutions
→ business support services
→ animal services and facilities
→ cultural and entertainment facilities and services

cc: Joe Yee, Public Works
Keith Freitas, Airports
## Enterprise Fund Pro Forma Income Statement
### Fiscal Year 2013-14

### Enterprise Fund O & M Budget

<table>
<thead>
<tr>
<th></th>
<th>2013-14 Budget</th>
<th>Actual To Date</th>
<th>YTD @ 100%</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Buchanan O &amp; M Revenues</strong></td>
<td>$3,583,564.00</td>
<td>$3,680,519.89</td>
<td>102.71%</td>
</tr>
<tr>
<td><strong>Byron O &amp; M Revenues</strong></td>
<td>$431,833.00</td>
<td>$405,605.12</td>
<td>94.16%</td>
</tr>
<tr>
<td><strong>Total O &amp; M Revenues Enterprise Fund</strong></td>
<td>$4,015,397.00</td>
<td>$4,086,125.01</td>
<td>101.79%</td>
</tr>
<tr>
<td><strong>Buchanan O &amp; M Expenditures</strong></td>
<td>$3,294,320.00</td>
<td>$2,626,836.20</td>
<td>79.74%</td>
</tr>
<tr>
<td><strong>Buchanan Capital Expenses (Non AIP)</strong></td>
<td>$58,000.00</td>
<td>$0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Byron O &amp; M Expenditures</strong></td>
<td>$663,077.00</td>
<td>$596,944.56</td>
<td>89.88%</td>
</tr>
<tr>
<td><strong>Byron Capital Expenses (Non AIP)</strong></td>
<td>$0.00</td>
<td>$0.00</td>
<td>N/B</td>
</tr>
<tr>
<td><strong>Total O &amp; M Expenditures Enterprise Fund</strong></td>
<td>$4,015,397.00</td>
<td>$3,222,780.76</td>
<td>80.26%</td>
</tr>
</tbody>
</table>

---

### Emergency Reserve Fund - Current balance to Date:

- **Emergency Reserve Fund**
  - Current balance to Date: $400,000.00

### Mariposa Fund*

- **Mariposa Fund**: $800,000.00
- **Interest Earnings to date**: $1,648.52

### Project Balance YTD

- **Byron Airport Infrastructure Analysis**: $9,300.00, $9,300.00, $0.00
- **Byron Airport Airfield Pavement, Lighting & Signage Enhancements**: $8,556.00, $8,556.00, $0.00
- **General Plan Amendment & Associated Environmental Review(est)**: $250,000.00, $250,000.00
- **Total Remaining/Spent for Approved Projects**: $267,856.00, $17,856.00, $250,000.00

### Total unallocated Mariposa Funds

- $533,792.52